

*City of Las Vegas*

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-32104 - APPLICANT/OWNER: LAS VEGAS VALLEY  
WATER DISTRICT

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:** APPROVAL

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for Rezoning from R-1 (Single Family Residential) district to C-V (Civic) district on 0.24 acres at 5927 Smoke Ranch Road.

**BACKGROUND INFORMATION**

<i><b>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</b></i>	
11/14/62	The Board of City Commissioners approved a request for a reclassification (A-0006-62) of property generally located between Jones Boulevard, Micheal Way, Smoke Ranch Road, and College Avenue from R-R (Rural Residence) to R-1 (Single Family Residential). The Planning Commission recommended approval.
<i><b>Related Building Permits/Business Licenses</b></i>	
07/01/92	A building permit (#92151145) was issued for a room addition to the existing water shed at 5927 Smoke Ranch Road. The permit was finaled on 08/04/92.
<i><b>Pre-Application Meeting</b></i>	
10/15/08	A pre-application meeting was held where the submittal requirements for a Rezoning were discussed.
<i><b>Neighborhood Meeting</b></i>	
A neighborhood meeting was not required, nor was one held.	
<i><b>Field Check</b></i>	
12/04/08	Staff performed a routine field check where a well-maintained, Las Vegas Valley Water District (LVVWD) facility was observed.

<i><b>Details of Application Request</b></i>	
<i><b>Site Area</b></i>	
Net Acres	0.24

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<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Well Head/Pump Station/Reservoir/Appurtenant Facilities	PF (Public Facilities)	R-1 (Single Family Residential)
North	Convenience Store with Fuel Pumps/Retail Development	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Apartments	M (Medium Density Residential)	R-PD20 (Residential Planned Development – 20 Units per Acre)
West	Retail Development	SC (Service Commercial)	C-1 (Limited Commercial)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>		X	N/A
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>	X		Y
A-O Airport Overlay District – 70 Feet	X		Y
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

**A-O Airport Overlay District – 70 Feet**

No structure shall be erected, altered or maintained on any parcel within the boundaries of the Airport Overlay District that would violate the height limitations defined by the McCarran Airport Overlay Map and the North Las Vegas Airport Overlay Map. The subject site is within the 70-foot contour limitations and does not violate the height limitations.

**ANALYSIS**

The subject property is located within the Southwest Sector of the General Plan and has a current land use designation of PF (Public Facilities). The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

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This is a Rezoning request to change the zoning of the subject property from an R-1 (Single Family Residential) district to a C-V (Civic) district. The C-V (Civic) district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any religious, fraternal, veteran, civic or service organization. The C-V (Civic) district is consistent with the Public Facilities category of the General Plan.

The proposed C-V (Civic) zoning is compatible with the existing PF (Public Facilities) General Plan designation. Since the proposed Rezoning request will bring the subject property into conformance with the General Plan, staff is recommending approval of this request.

## **FINDINGS**

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

**1. “The proposal conforms to the General Plan.”**

The proposed Rezoning of the site to C-V (Civic) is consistent with the existing PF (Public Facilities) land use designation as listed under the Southwest Sector Plan of the General Plan.

**2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

The existing well head, pump station, reservoir, and appurtenant facility is permitted under the proposed C-V (Civic) zoning district. The existing use is compatible with the surrounding land uses and zoning districts.

**3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

The surrounding neighborhood is an established area with retail uses, apartments, and single-family homes. The Rezoning of the site to the C-V (Civic) zoning district is appropriate for the area and will bring the property into conformance with the General Plan.

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4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

Adequate access to the site is provided from Smoke Ranch Road, an 100-foot Primary Arterial, as defined by the Master Plan of Streets and Highways.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 10

**ASSEMBLY DISTRICT** 1

**SENATE DISTRICT** 3

**NOTICES MAILED** 353

**APPROVALS** 1

**PROTESTS** 0